

Sarah Elizabeth Black (Maud) House
10400 Old Cutler Road
~~Coral Gables~~ Miami
Dade County
Florida

HABS No. FL-336

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FLA,
13-MIAM,
3-

REDUCED COPIES OF MEASURED DRAWINGS

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20240

Addendum to:

Sarah Elizabeth (Maud) Black House
10400 Old Cutler Road
Miami
Dade County
Florida

(drawings first transmitted)

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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

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HISTORIC AMERICAN BUILDINGS SURVEY

ADDENDUM TO
SARAH ELIZABETH (MAUD) BLACK HOUSE

HABS No. FL-336

Location: 10400 Old Cutler Road, Miami, Dade County, Florida.

Present Owner: Mr. Carlton W. Cole
1716 First National Bank Building
Miami, Florida 33131

Present Occupant: Unoccupied.

Significance: This structure is one of Dade County's oldest wooden houses, built by one of Miami's first pioneers. A famous sausage tree is on the property.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: ca. 1891.
2. Architect: Not known.
3. Original and subsequent owners: The house is located in the Snapper Creeks Lakes Subdivision, Block 4, Lots 10 and 11. The information below lists property ownership changes of the house.

CHAIN OF TITLE

Deed No. 11909

Deed Book: "C"

Page: 127

Dated: March 22, 1883

Filed: December 29, 1887

Grantor: Trustees of the Internal Improvement Fund
of the State of Florida

Grantee: Sir Edward James Reed

Description of Property: All of fractional Section 7,
Township 55 South, Range 41 East; (and other
lands)

Warranty Deed

Deed Book: "A"
Page: 315
Dated: September 28, 1883
Filed: December 3, 1883
Grantor: Sir Edward James Reed and
Lady Rosetta, his wife
Grantee: Florida Land and Mortgage Company,
Limited, a company duly incorporated
in England
Description of Property: All of fractional Section 7,
Township 55 South, Range 41 East; (and other
lands)

Mortgage or Deed in Trust

Mtg. Book: "A"
Page: 87
Dated: October 29, 1883
Filed: September 6, 1884
Grantor: Florida Land and Mortgage Company, Limited
Grantee: Charles Townshend Murdoch,
Leonidas Moreau Lawson, and
Jan Anne Langerhuizen, Trustees
Description of Property: All of fractional Section 7,
Township 55 South, Range 41 East; (and other
lands)

Power of Attorney

Deed Book: "K"
Page: 1
Dated: July 14, 1884
Filed: September 27, 1893
Grantor: Leonidas Moreau Lawson
Grantee: Charles Duane Willard

Resignation of Trustee and Appointment of Trustees

Deed Book: "B"
Page: 245
Dated: July 19, 1884
Filed: July 16, 1886
Grantor: Charles Townshend Murdoch,
Jan Anne Langerhuizen
and Leonidas Moreau Lawson
by Charles Duane Willard, his attorney
Grantee: Alexander Crum MacLae and
Henry John Broughton Kendall

Power of Attorney

Deed Book: "B"
Page: 241
Dated: November 15, 1884
Filed: July 16, 1886
Grantor: Charles Townshend Murdoch,
Jan Anne Langerhuizen,
Alexander Crum MacLae and
Henry John Broughton Kendall
hereinafter called the "said trustees"
Grantee: James M. Schumacher

Revocation of and Appointment of Attorney

Deed Book: "B"
Page: 229
Dated: December 22, 1884
Filed: July 16, 1886
Grantor: Florida Land and Mortgage Company,
Grantee: Charles Duane Willard

Deed and Quit-Claim

Deed Book: "D"
Page: 410
Dated: August 18, 1890
Filed: January 9, 1891
Grantor: Florida Land and Mortgage Company (Limited),
a corporation organized under the laws of
Great Britain, by Charles Duane Willard, its
Attorney in pursuance of Power of Attorney
bearing date December 22, 1884.
Grantee: Charles F. Seibold
Description of Property: The NE 1/4 of the NW 1/4 of Section
7 in Township 55 South, Range 41 East, containing,
according to the United States Surveys, 40 acres.

Mortgage

Mtg. Book: "E"
Page: 229
Dated: September 12, 1899
Filed: September 12, 1899
Grantor: Charles F. Seibold
Grantee: A. F. Quimby

Affidavit

Deed Book: 99
Page: 284
Dated: October 2, 1912
Filed: October 10, 1912
Grantor: Mrs. Jennie E. Watson
(signs Jennie E. Watson)
Grantee: Whom concerned

Satisfaction of Mortgage

Satisfaction Book: 5
Page: 480
Dated: September 9, 1912
Filed: October 10, 1912
Grantor: Jennie E. Watson acknowledges
as Mrs. Jennie E. Watson (widow)
and Sister and Sole Heir of the late
A. F. Quimby
Grantee: Whom concerned

Deed

Deed Book: 6
Page: 6
Dated: March 16, 1901
Grantor: Charles F. Seibold and
Sarah E. Seibold, his wife
Grantee: John R. Rosenberger
Description of Property: Portion of the NE 1/4 of the
NW 1/4 of Section 7 in Township 55 South,
Range 41 East, containing approximately
10 acres.

Deed

Deed Book: 98
Page: 271
Dated: August 21, 1912
Grantor: Sarah E. Seibold
Grantee: A. E. Brooks
Description of Property: Portions of the NE 1/4 of the
NW 1/4 of Section 7 Township 55 South,
Range 41 East. Number of acres not specified.

Affidavit

Deed Book: 99
Page: 300
Dated: October 3, 1912
Filed: October 11, 1912
Grantor: Mrs. Charles F. Seibold (Sarah E. Seibold)
Grantee: Whom concerned

Affidavit

Deed Book: 123
Page: 274
Dated: May 2, 1914
Filed: May 2, 1914
Grantor: Sarah E. Seibold
Grantee: Whom concerned

Deed

Deed Book: 118
Page: 264
Dated: May 2, 1914
Grantor: Sarah E. Seibold
Grantee: James L. Nugent
Description of Property: Portion of the NE 1/4 of the
NW 1/4 of Section 7 in Township 55 South,
Range 41 East, containing approximately
4 acres.

Mortgage

Mtg. Book: 285
Page: 179
Dated: October 21, 1924
Filed: October 23, 1924
Grantor: Sarah Elizabeth Grew
(formerly Sarah Elizabeth
Seibold) and E. E. Grew,
her husband
Grantee: The Southern Bank and
Trust Company, a banking and trust
company, banking and trust laws
of Florida.

Satisfaction of Mortgage

Satisfaction Book: 88
Page: 140
Dated: December 16, 1924
Filed: December 16, 1924
Grantor: The Southern Bank and Trust
Company, a corporation,
laws of Florida, by J. E.
Lummas, President
Grantee: Whom concerned

Warranty Deed

Deed Book: 3212
Page: 523
Dated: December 2, 1949
Filed: December 5, 1949
Grantor: Sarah Elizabeth Black
(formerly Sarah Elizabeth Grew)
and Charles E. Black,
her husband
Grantee: Arthur V. Davis

Mortgage

Mtg. Book: 2205
Page: 262
Dated: December 2, 1949
Filed: December 6, 1949
Grantor: Arthur V. Davis
Grantee: Sarah Elizabeth Black (Mrs. Charles E. Black)

Satisfaction of Mortgage

Satisfaction Book: 974
Page: 165
Dated: December 28, 1953
Filed: December 28, 1953
Clerk's File No.: CC-160242
Grantor: Sarah Elizabeth Black
Grantee: Arthur V. Davis

Warranty Deed

Deed Book: 3840
Page: 442
Dated: November 5, 1953
Filed: November 10, 1953
Clerk's File No.: CC-140677
Grantor: Arthur V. Davis
Grantee: Three Bays, Incorporated,
an Indiana corporation
having its principal place
of business in the County
of Clinton and State of
Indiana.

Deed

Deed Book: 3880
Page: 224
Dated: February 11, 1954
Filed: February 12, 1954
Clerk's File No.: DD-19370
Grantor: Three Bays Properties,
Incorporated, (formerly
Three Bays, Incorporated),
an Indiana corporation, by
Wm. J. Hazelrigg, Vice-President
Grantee: Sarah Elizabeth Black

Deed

Deed Book: 3880
Page: 226
Dated: February 11, 1954
Filed: February 12, 1954
Clerk's File No.: DD-19371
Grantor: Sarah Elizabeth Black
joined by her husband
Charles E. Black
Grantee: Three Bays Properties,
Incorporated (formerly
Three Bays, Incorporated),
an Indiana corporation

Warranty Deed

Clerk's File No.: 68R-3859
Dated: January 4, 1968
Filed: January 8, 1968
Grantor: Arthur V. Davis Company
Grantee: Carlton W. Cole

Mortgage

Clerk's File No.: 68R-7700
Dated: January 5, 1968
Filed: January 12, 1968
Grantor: Carlton W. Cole
Grantee: Arthur V. Davis Company

4. Builder: It is assumed that the house was built by Charles F. Seibold, Maud Black's first husband. It is also assumed that the lumber was acquired from the property.
5. Original plans and construction: It is not known whether original construction plans are existent.

The structure was originally built as a barn, with the front big room on the southeast for the carriage room, the back room on the northwest for the horses, and the second floor for the hayloft. There were plans for the construction of a house but it was never built, so the barn was turned into living quarters in 1899, when Maud Black married Charles Seibold. The living quarters consisted of the big room on the southeast as the living room, and the back room on the northwest as the dining room, and the second floor as the bedroom. The structure is of wood frame construction built out of Florida pines. The main gable roof, the front (east) intersecting gable roof and the rear shed roof are original to the house. A cupola was on the top of the main roof; it was removed at a later date. Also original to the house are the triangular-shaped projections on the gable ends of the main roof. They still have original fish-scale shingles, but not triangular-shaped louver vents which have since been replaced with the present rectangular vents. The front elevation originally had double carriage doors and a left-hand side door; it now has a center door. Two kinds of siding are original- horizontal siding (bottom and top) and wood shingles (middle).

In the field record folder filed under this house, there is a photocopy of a ca. 1899 photograph showing the house as a converted residence.

6. Alterations and additions:
 - 1) Addition on the southwest section of the first floor. The addition consists of one bedroom, two bathrooms, a closet and a kitchen.
 - 2) Enclosure of front and back porches with screen.
 - 3) Alterations of front entrance consisting of:
 - a) Front door moved from left side to the center.
 - b) Additions of windows on both sides of the door.
 - c) Double doors for the carriage taken out.

- 4) The cupola taken out.
- 5) Louver vents changed from triangular shaped to rectangular vents.
- 6) Windows still double hung but without the mullions.

Dates for all of the above alterations are not known.

B. Historical Context:

Arthur Vining Davis was a businessman from Pittsburgh who founded an aluminum company. He bought the property for the development of his exclusive Snapper Creek Estates.

Information about Maud Black was not provided.

PART II. ARCHITECTURAL INFORMATION

Architectural information was not provided. See HABS drawings and photocopies for a visual observation of the house.

Sausage tree: The famous sausage tree that is on the property grew from a seed obtained in Africa by Dr. David Fairchild, a botanist and a plant explorer. This tree bears sausage-shaped fruit, and in order for it to bear this fruit it must be hand pollinated.

PART III. SOURCES OF INFORMATION

A. Early Views:

Photocopies of old photographs showing historical views of the house, a roadside stand, and a sausage tree are in the HABS field record folder filed under this house. They cannot be reproduced.

B. Bibliography:

1. Primary and unpublished sources:

Metro Dade County Clerk's Office, 140 West Flagler Street, Miami, Florida. Property ownership records.

Diary of Mary Barr Monroe. Place of repository not known.

Historical Museum of Southern Florida, 3280 S. Miami Avenue, Building B, Miami, Florida. Transcripts from an interview with Maud Black by Arva Moore Parks.

2. Secondary and published sources:

Historical Museum of Southern Florida, 3280 S. Miami Avenue,
Building B, Miami, Florida. Newspaper clippings.

C. Likely Sources Not Yet Investigated:

Materials referring to Arthur Vining Davis.

Historical report prepared by:

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December 7, 1977

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